



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 61/22

Property Name: NW Rooms & International Fountain Pavilion

Address: 305 Harrison Street

Features and Characteristics for which a Certificate of Approval is required:

The site and the exteriors of the buildings.

Designated under Standards:

A, C, and D.

Summary of proposed changes: Proposed installation of an outdoor performance stage at the upper plaza.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for a stage at the upper plaza of the Northwest Rooms & International Fountain Pavilion, 305 Harrison Street, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124584.*
 - a. The proposed stage is on the south edge of the plaza and will not obscure the building.

- b. The proposed stage is small in scale as compared to the overall plaza, and its placement will not impact the trees and built features.
- 2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The proposed location is generally centered at the south edge of the open space to minimize impact to circulation. Other alternatives are limited.
- 4. The factors of SMC 25.12 .750 C, D and E are not applicable.
- 5. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

Standard #9: *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

Standard #10: *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*